



Estrella Vista

3706 San Pablo Avenue, Emeryville, CA 94608

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Expanding the range of opportunities for all by developing, managing and promoting quality affordable housing and diverse communities since 1968.

Information Sheet – Estrella Vista

<u>Location:</u>	3706 San Pablo Avenue, Emeryville, CA 94608
<u>Date of Opening:</u>	Projected to open August 2019
<u>Number of units:</u>	87 total units consisting of studio, 1, 2, 3 & 4 bedroom units.
<u>Income Limits for Applicants:</u>	Maximum annual household income must not exceed 60% of the Area Median Income.
<u>Handicapped/Disabled Applicants:</u>	Accessible units serving persons with mobility and/or sensory impairments are available.
<u>Security Deposit:</u>	A security deposit equivalent to one month's rent is required for move-in.

QUALIFICATION

Estrella Vista is financed using a combination of funding that include: state Low Income Housing Tax Credits (LIHTC), City of Emeryville, City of Oakland, the County of Alameda and the California Department of Housing and Community Development. The property will serve those with incomes at or below 60% of the area median income (AMI). Income limits, published annually by TCAC and HCD will be used to determine if a household is eligible to reside at the property.

PREFERENCES

Every applicant must meet the Property's Resident Selection Plan standards for acceptance as a resident.

For units designed as accessible for persons with mobility, visual or hearing impairments, households containing at least one person with such impairment will have first priority for those units.

HOPWA (Housing Opportunities for Persons With AIDS) program assisted units governed by the Alameda County Regulatory Agreement and Restrictive Covenants will be leased to five (5) qualifying households as defined by that Agreement and federal regulations incorporated by reference therein. Four (4) of these units will be studios and not covered by Project Based Vouchers, one (1) of these will be a Two Bedroom unit whose resident will receive rent subsidies through a Project Based Voucher to be provided by the Oakland Housing Authority.

Six (6) additional units are to be reserved for persons with developmental disabilities. For those units that have Project- Based Section 8 Vouchers available from HACA, the units will be leased to qualifying disabled households, without regard to class of disability until HACA allows differentiation of disability types, pursuant to the Affordable Housing Covenant benefitting the City of Emeryville. All six of these units will be assisted by Project Based Vouchers as follows:

- Five (5) 1-BR – Alameda County PHA PBV**
- One (1) 4-BR – Oakland PHA PBV**



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Service Provider Preferences: Units required by HOPWA Regulatory Agreement for special needs populations will be reserved for households meeting those requirements, as defined by the City of Oakland and County of Alameda Housing and Community Development.

HOPWA Applicant Process

For HOPWA funded units, potential residents will need to have written verification from a physician that they meet HOPWA's program requirements. During the process of resident screening, the potential resident will need to complete a standardized form that authorizes his/her physician to release of information. Applicants with a HOPWA preference code and applicable, written verification will be selected in lottery order for further processing for the HOPWA designated units.

AIDS Project of the East Bay (APEB) will provide supportive services for the HOPWA residents of 3706 San Pablo. Services will include medical and psychological case management, benefits and income support system, money management, nutritional counseling, and assistance in obtaining other resources and support such as child care services. Applicants are not required to be a current or future APEB client to be selected for one of the five (5) HOPWA designated units.

Applicants that indicated on their application a need for a HOPWA designated unit will maintain their original lottery number but may be higher on the waiting list for one of the five (5) HOPWA designated units based on the preference code and lottery position as it relates to other applicants with the same preference code.

All applicants with a preference code for the HOPWA designated units will be processed in lottery order then in wait list order (after lottery list is exhausted).

EAH will track responses to the special needs questions on the application during the application period. The lottery will be completed for all applicants tracking special needs data and preferences.

General units are filled based on position in the lottery. Units designated for individuals who are HOPWA-eligible and for individuals with disabilities are filled based upon position in the lottery, and certification status. Applicants with equal preference points will be offered a unit based on their position in the lottery.

INITIAL PLACEMENT – LOTTERY SYSTEM

Estrella Vista will be using a lottery system to determine the order priority of processing applications and certifying applicant eligibility. All those who have submitted a completed application by **July 27, 2019, 4:00p.m.** (the initial application deadline), will be eligible for participation in this lottery. The lottery for Estrella Vista will be held on **August 26, 2019 from 9:00a.m.-1:00p.m.**; applicants **do not** need to be present at the actual lottery. After the lottery applicants will receive notification, in lottery and preference order, of their scheduled household interview to determine eligibility. After the deadline for the lottery, signed and dated applications will be processed on a first-come, first-served basis.

Applicants with a preference will be prioritized in the lottery to satisfy the preference order for this property. It should be noted that having a lottery number does not guarantee that you will get an apartment. The number only signifies you have a place in line on the wait list.

APPLICATION PROCEDURES / WAIT LIST

Applications will be available **July 8, 2019-July 27, 2019** and may be picked up from the temporary leasing office located at **638 21st Street, Oakland CA 94612** or downloaded from www.eahhousing.org. For more information call **(510) 605-6416** or email EV-Management@eahhousing.org. The application must be completed and signed by the head of household and all household members 18 years of age and older. Incomplete applications will not be accepted. If an application is not completely answered, the date it is submitted fully completed will be the date that the application is considered accepted for rental purposes.



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All applicants who submit a completed application by the lottery deadline will be placed on the wait list based on preferences and the unit size selected on the application. It should be noted that being placed on the wait list does not guarantee that you will get an apartment. Being placed on the wait list only signifies your place in line to have your application reviewed and your income certified when an apartment is available.

Applicants will be contacted for income certification and a background check in wait list order when a unit is available. If the household is qualified, then the applicant(s) will be scheduled for an interview in September 2019 and preferences will be verified at the time of the appointment.

Selected applicants must be prepared to move into the apartment when notified of final approval. If they are unable to accept the apartment when it is available, they will be moved to the end of the wait list, or removed from the wait list if it is the second refusal.

RENT STRUCTURE

Rent structure for Estrella Vista Apartments is as follows:

Twelve (12) of Estrella Vista’s units are set-aside only for households **referred by** Alameda County Housing Authority

Twelve (12) Project-Based Alameda County Housing Authority referrals ONLY

Unit Type & Area Median Income (AMI)	No. of Units	Minimum Income	Maximum Income	Rent
1BR 30% AMI (DD)	2	NA	1 person - \$ 24,420 2 person - \$ 27,900 3 person - \$ 31,380	30% of Adjusted Income
1BR 40% AMI (DD)	2	NA	1 person - \$ 32,560 2 person - \$ 37,200 3 person - \$ 41,840	30% of Adjusted Income
1BR 50% AMI (1 DD)	2	NA	1 person - \$ 40,700 2 person - \$ 46,500 3 person - \$ 52,300	30% of Adjusted Income
3BR 30% AMI	1	NA	3 person - \$ 31,380 4 person - \$ 34,860 5 person - \$ 37,650 6 person - \$ 40,440 7 person - \$ 43,230	30% of Adjusted Income
3BR 40% AMI	4	NA	3 person - \$ 41,840 4 person - \$ 46,480 5 person - \$ 50,200 6 person - \$ 53,920 7 person - \$ 57,640	30% of Adjusted Income
3BR 50% AMI	1	NA	3 person - \$ 52,300 4 person - \$ 58,100 5 person - \$ 62,750 6 person - \$ 67,400 7 person - \$ 72,050	30% of Adjusted Income

Twenty (20) units are reserved for Project Based Vouchers provided by the Oakland Housing Authority. **Two (2)** of these twenty PBV units will be designated for applicants with special needs, as set forth below:



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- One (1) units will be a four (4) bedroom unit assisted by Oakland Housing Authority PBV and is set aside for a qualifying disabled household without regard to class of disability
- One (1) unit will be a two (2) bedroom unit set aside for a HOPWA-eligible household, as referred by the Aids Project of the East Bay (APEB).

The **twenty (20)** Project Based Section 8 assisted units will be offered to applicants on the Waiting List in **lottery order** that meet the 20%, 30% and 40% AMI rent and income levels.

The **20 PBV units** are as follows:

Sixteen (16) 2-BR – 3 at 20% AMI and 13 at 30% AMI

Four (4) 4-BR – 1 at 20% AMI and 3 at 30% AMI

Twenty (20) Project-Based Oakland Housing Authority Units – Part of Lottery (No Referrals)

Unit Type & Area Median Income (AMI)	No. of Units	Minimum Income (Rent * 2 *12)	Maximum Income	Rent
2BR 20% AMI	3	NA	2 person - \$ 18,600 3 person - \$ 29,920 4 person - \$ 23,240 5 person - \$ 25,100	30% of Adjusted Income
2BR 30% AMI (1 HOPWA)	13	NA	2 person - \$ 27,900 3 person - \$ 31,380 4 person - \$ 34,860 5 person - \$ 37,650	30% of Adjusted Income
4BR 20% AMI	1	NA	4 person - \$ 23,240 5 person - \$ 25,100 6 person - \$ 26,960 7 person - \$ 28,820 8 person - \$ 30,680 9 person - \$ 32,540	30% of Adjusted Income
4BR 30% AMI (1 DD)	3	NA	4 person - \$ 34,860 5 person - \$ 37,650 6 person - \$ 40,440 7 person - \$ 43,230 8 person - \$ 46,020 9 person - \$ 48,810	30% of Adjusted Income

Fifty-four (54) Non-Project-Based Units

Unit Type & Area Median Income (AMI)	No. of Units	Minimum Income (Rent * 2.5 *12)	Maximum Income	Rent (Max – UA)
Studio 30% AMI (HOPWA)	3	\$ 16,860	1 person - \$ 24,420	\$610-48 = \$ 562
Studio 50%	1	\$ 29,070	1 person - \$ 40,700	\$1,017-48 = \$ 969
1BR 50%	2	\$ 30,990	1 person - \$ 40,700 2 person - \$ 46,500	\$1,090-57 = \$ 1,033
2BR 40%	1	\$ 29,040	2 person - \$ 37,200 3 person - \$ 41,840 4 person - \$ 46,480 5 person - \$ 50,200	\$1,046-78 = \$ 968
2BR 50%	18	\$ 36,870	2 person - \$ 46,500 3 person - \$ 52,300	\$1,307-78 = \$ 1,229



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			4 person - \$ 58,100 5 person - \$ 62,750	
2BR 60%	10	\$ 44,730	2 person - \$ 55,800 3 person - \$ 62,760 4 person - \$ 69,720 5 person - \$ 75,300	\$1,569-78 = \$ 1,491
3BR 40%	2	\$ 33,240	3 person - \$ 41,840 4 person - \$ 46,480 5 person - \$ 50,200 6 person - \$ 53,920 7 person - \$ 57,640	\$1,208-100 = \$ 1,108
3BR 50%	9	\$ 42,300	3 person - \$ 52,300 4 person - \$ 58,100 5 person - \$ 62,750 6 person - \$ 67,400 7 person - \$ 72,050	\$1,510-100 = \$ 1,410
3BR 60%	5	\$ 51,360	3 person - \$ 62,760 4 person - \$ 69,720 5 person - \$ 75,300 6 person - \$ 80,880 7 person - \$ 86,460	\$1,812-100 = \$ 1,712
4BR 50%	2	\$47,070	4 person - \$ 58,100 5 person - \$ 62,750 6 person - \$ 67,400 7 person - \$ 72,050 8 person - \$ 76,700 9 person - \$ 81,350	\$1,685-116 = \$ 1,569
4BR 60%	1	\$ 57,180	4 person - \$ 69,720 5 person - \$ 75,300 6 person - \$ 80,880 7 person - \$ 86,460 8 person - \$ 92,040 9 person - \$ 97,620	\$2,022-116 = \$ 1,906

***These rents from 2019 are subject to change based on utility allowance adjustments and maximum allowable rents as established by the Tax Credit Allocation Committee.**

Please note that HACA will only allow 3 persons in a 1BR or 7 persons in a 3BR if needed and approved as a Reasonable Accommodation (please see the Resident Selection Plan for additional information).

CREDIT SCREENING and CRIMINAL BACKGROUND CHECKS

Applicants will be subject to credit worthiness screening as well as criminal background checks. Other criteria are also considered to determine if an applicant is qualified. A listing of criteria which will be considered and reasons for rejection of applications is contained in Estrella Vista Resident Selection Plan.

NON-SMOKING POLICY

Estrella Vista is designated as a Non-Smoking Property. Smoking is prohibited in all areas of the property including the interior of apartments, and all indoor and outdoor common areas on the property which includes but is not limited to: the community center, parking lots and private roadways.



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Resident(s) is responsible for complying with all laws relating to smoking and thirty days' notice is not required if a policy change is implemented to comply with a new statute, regulation or ordinance. More information regarding the City of Emeryville's Non-Smoking Ordinance can be found in the Emeryville Municipal Code, Section 5-29.

The Parties agree to execute any addendum relating to smoking which may be required by law after the execution of this Agreement.

Residents are responsible to inform their guests of the Non-Smoking Areas. Residents will not permit the dwelling unit to be used for, or to facilitate, any smoking activity, regardless of whether the individual engaging in such activity is a member of the household or is a guest.

Any violation of the Non-Smoking Policy will be grounds for a lease violation to be issued. Repeated offense may be deemed a material breach of the Rental Agreement and grounds for immediate termination of the Lease/Rental Agreement by the Owner.

The Owner's adoption of a Non-Smoking Policy does not make the Owner the guarantor of the Tenant's health or that the Property will be free of smoke but the Owner shall take reasonable steps to enforce this policy.



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